



# Trammell Crow Company

FOR IMMEDIATE RELEASE

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## CONSTRUCTION BEGINS ON FIRST BUILDINGS IN LAKEVIEW BUSINESS PARK

*LEED® Project to be Built on Former Golf Course and Country Club Site*

**Missouri City, TX** – July 15, 2008 – Phase I of Lakeview Business Park, a new spec industrial development project has begun. Three buildings totaling 240,000 square feet are under construction and are expected to be completed by February 2009. The project is a joint venture of Trammell Crow Company and Crow Holdings' fourth real estate fund, Crow Holdings Realty Partners IV, L.P. In preparation, Trammell Crow is constructing new roads and utilities within the 168-acre site located in Missouri City, just outside of Houston in Fort Bend County. The site was previously home to Willowisp Country Club, a golf course and country club that was developed in the 1950's. The entire business park is projected to include approximately 2.5-million square feet of premier light industrial/commercial space, built in multiple phases. Sites are currently available for sale or build-to-suit.

Lakeview Business Park Buildings 1, 2 and 3 will be high-quality light industrial buildings suitable for distribution, manufacturing or similar operations. They will have 24-30' clear heights, ESFR sprinkler systems, concrete tiltwall construction and attractive architectural features. The buildings range from 38,000 to 153,000 square feet.

The project will utilize a variety of sustainable features including water efficient landscaping, the use of energy efficient glazing, insulation and site lighting, a building recycling and construction waste management program and the use of recycled building materials. Lakeview Business Park offers a unique, attractive environment with mature trees that formerly lined the golf course, as well as lakes in the neighboring 90-acre Buffalo Run Park.

"We are particularly excited about delivering our first buildings in Lakeview Business Park that upon completion, the project will apply to become LEED certified," said Jim Casey with Trammell Crow Company. "Our tenants and the neighboring community will benefit from the sustainable building designs. The buildings will be ideal for companies seeking great access to many parts of the Houston region."

Lakeview Business Park is located 1/4-mile south of the Sam Houston Parkway at Fondren Road, with easy access to the Sam Houston Parkway, U.S. Highway 90-A, the Texas Parkway (FM 2234) and the Fort Bend Parkway.

CB Richard Ellis is the listing agent for the project sales and leasing.

### **About Trammell Crow Company**

Trammell Crow Company, founded in 1948, is one of the nation's leading developers and investors in real estate. It has developed or acquired over 500 million square feet of buildings with a value exceeding \$50 billion. As of March 31st, 2008, Trammell Crow Company had over \$9.1 billion of projects in process or in its pipeline.

Trammell Crow Company's teams are dedicated to building value for its clients through creative solutions and highly skilled, locally connected professionals in major cities throughout the U.S. and Canada. The company is known for the quality of its people and for the world class facilities they create. Trammell Crow Company serves users of, and investors in, office, industrial, retail, healthcare, student housing, on-airport distribution, multi-family residential, and mixed use projects.

Trammell Crow Company has experienced market leaders in approximately 30 major cities. The company is an independently operated subsidiary of CB Richard Ellis Group, Inc., the world's largest commercial real estate services firm (based on 2007 revenues).

For those who occupy real estate, Trammell Crow Company can execute the development or acquisition of facilities tailored to meet its clients' needs. For investor clients, the company offers large strategic joint ventures, opportunity funds, and other targeted investment options. For more information visit the company's web site at [www.TrammellCrow.com](http://www.TrammellCrow.com).

### **About Crow Holdings**

Crow Holdings ([www.crowholdings.com](http://www.crowholdings.com)) is a privately owned business based in Dallas, Texas, that makes investments on behalf of the Trammell Crow family and its investment partners. Today, Crow Holdings has a substantial stake in the ownership of various businesses, both real estate and non-real estate related, with a level of involvement in the management of these companies that ranges from active to passive. Their holdings also include significant, diversified positions in financial investments.

Since 1998, Crow Holdings has sponsored four real estate private equity funds. Total equity commitments from these funds total approximately \$2.1 billion, \$450 million of which was committed by Crow Holdings. To date, Fund IV is the largest fund sponsored by Crow Holdings, with equity commitments totaling approximately \$850 million. Investors include endowments, foundations, pension funds, financial institutions and high net worth individuals. Crow Holdings is the largest investor, with a \$150 million commitment.

Crow Holdings actively acquires existing properties and development parcels of all types of real estate both independently and with operating partners. Crow Holdings currently oversees a portfolio of existing assets and assets under development totaling over 8.5 million square feet of retail, office and industrial properties, approximately 6,000 multi-family units, more than 1,500 hotel rooms and approximately 2,000 acres of lot development through its real estate private equity funds.

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